

# Chapter 18

## MULTI-FAMILY RESIDENTIAL ZONES

**A zoning ordinance which provides for medium to high density residential areas, from seven (7) to fifteen (15) units per acre.**

## CITY OF KANAB

### Uniform Zoning Ordinance

#### Sections:

#### Page:

18-1	Purpose	1
18-2	Permitted and Conditional Uses	1
18-3	Height Regulations	2
18-4	Density Regulations	2
18-5	Area, Width, and Yard Requirements	3
18-6	Modifying Regulations	3
18-7	Supplementary Regulations	3

#### **Section 18-1 Purpose**

Multi-Family Zones: (RM-7, RM-9, RM-11, RM-13, RM-15)

To provide and protect areas for medium to high density, from seven (7) to fifteen (15) units per acre, residential while permitting limited establishment of the public and quasi-public uses which serve the requirements of the neighborhood.

#### **Section 18-2 Permitted and Conditional Uses**

LAND USES MULTI-FAMILY RESIDENTIAL	ZONES				
	RM-7	RM-9	RM-11	RM-13	RM-15
Accessory uses and structures <sup>1</sup>	P	P	P	P	P
Child day care or nursery	C	C	C	C	C
Church	C	C	C	C	C
Home occupation	C	C	C	C	C
Horticulture and gardening <sup>2</sup>	P	P	P	P	P
Household pets	P	P	P	P	P
Multi-family dwelling units	C	C	P	P	P
Park or playground	C	C	C	C	C
Private recreation grounds and facilities	C	C	C	C	C
Public utilities, essential services	C	C	C	C	C
School	C	C	C	C	C
Single family dwelling unit	P	P	P	P	P
Two-family dwelling units	P	P	P	P	P

# Chapter 18

## MULTI-FAMILY RESIDENTIAL ZONES

### Footnotes:

1. Premises in the RM zones may be used for accessory uses, provided such uses are established after the existence of the primary residence and on the same lot or parcel of land as the primary residence; accessory uses should not substantially alter the character of any permitted principal use; accessory buildings or structures may include but not be limited to:
  - a. Housing or confinement of animals.
  - b. Private garages, carports and children's playhouses.
  - c. Tool houses and greenhouses.

Refer also to Section 18-6-3

2. For personal use.

### Section 18-3 Height Regulations

No main building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height. No dwelling structure shall be less than one (1) story.

BUILDING HEIGHT	RM-7	RM-9	RM-11	RM-13	RM-15
Maximum feet	35	35	35	35	35
Maximum stories	2½	2½	2 1/2	2 ½	2 ½
Minimum stories (dwellings)	1	1	1	1	1

### Section 18-4 Density Regulations

The density shall not exceed the densities given in the following table.

UNITS	MINIMUM LOT SIZE				
	RM-7	RM-9	RM-11	RM-13	RM-15
1 <sup>st</sup> unit	12,000 sq ft	11,000 sq ft	10,000 sq ft	9,000 sq ft	8,000 sq ft
2 <sup>nd</sup> and each additional unit	6,000 sq ft	5,000 sq ft	4,000 sq ft	3,000 sq ft	2,500 sq ft

# Chapter 18

## MULTI-FAMILY RESIDENTIAL ZONES

### Section 18-5 Area, Width, and Yard Requirements

			Yard Setbacks in Feet		
Zone	Area	Width	Front	Side	Rear
RM-7	18,000 sq ft	100	25	10	10
RM-9	16,000 sq ft	100	25	10	10
RM-11	14,000 sq ft	100	25	10	10
RM-13	12,000 sq ft	100	25	10	10
RM-15	10,500 sq ft	100	25	10	10

### Section 18-6 Modifying Regulations

1. The front yard setback area may be used for the location of any parking of any motor vehicles required as a part of the parking requirement or for additional visitor parking.
2. Side yard setback on a street side yard of a corner lot shall be the same as the front yard setback required for the district.
3. All accessory buildings located at least ten (10) feet behind the main building may have a rear yard and side yard of two (2) feet except on the street side of a corner lot.
4. The side and rear setbacks on interior lot boundary lines shall be twenty (20) feet along all boundaries for all two (2) story buildings. An additional ten (10) feet shall be added to the setback for each story over two (2) stories.
5. In group dwellings, no two buildings may be located closer together than 10 feet and the front on any dwelling or to a side or a rear property line on interior lot boundary lines less than 25 feet.
6. At least 30 percent of the land area of any parcel shall be landscaped.
7. Land coverage of all buildings shall not exceed 50 percent of the lot or parcel acreage.

### Section 18-7 Supplementary Regulations

Supplementary regulations are provided in Chapter 4 of this Ordinance.